

# \$969,900 - 662 16 Street Sw, Medicine Hat

MLS® #A2127332

**\$969,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

South West Industrial, Medicine Hat, Alberta

Explore endless possibilities with this 8,000-square-foot industrial building in a prime location! Step into the main building, where there is a spacious retail/showroom area, complete with a front desk, private office spaces, a meeting/coffee room, and two bathrooms. There is a large mezzanine, ideal for inventory management or additional storage needs. The bay section of the building features two 12x12 overhead doors and two 18x16 overhead doors, arranged tandem-style. Additionally, find another bathroom and a dedicated technical area to accommodate diverse business requirements. Outside, a generously sized paved parking lot ensures ample space for staff and clientele. Situated in the bustling southwest industrial area, this property has high visibility for drive-by traffic, enhancing its appeal to businesses seeking prime exposure and convenience. Don't miss out on this amazing opportunity!

Built in 2002

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2127332   |
| Price      | \$969,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2002       |
| Type       | Commercial |



|          |            |
|----------|------------|
| Sub-Type | Industrial |
| Status   | Active     |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 662 16 Street Sw      |
| Subdivision | South West Industrial |
| City        | Medicine Hat          |
| County      | Medicine Hat          |
| Province    | Alberta               |
| Postal Code | T1A 4X1               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2024 |
| Days on Market | 521              |
| Zoning         | I-B              |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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